

CITY PARKWAY V, INC.

An Affiliate of the City of Las Vegas

April 13, 2007

Ms. Margo Wheeler, Director
City of Las Vegas Department of Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for ROC 20820 for May 2 City Council meeting

Dear Ms. Wheeler:

I respectfully request that Condition #18 for Site Development Plan Case No. 15042 be waived. The Condition was imposed for a pedestrian access easement. This Condition is not needed because (1) new sidewalks for the aforementioned project will be constructed on private property and not on City rights-of-way and (2) the City will be assured of private, pedestrian access by way of written agreement with the pending property owner, Keep Memory Alive. The City of Las Vegas and City Parkway V, Inc. are under contract with Keep Memory Alive for the disposition and development of the property. The terms in this contract provide adequate protection for the City that pedestrians who are using the private facilities of Keep Memory Alive will be able to transverse across the sidewalks. In addition, the Union Park Owners' Association – currently under formation – will help oversee the management of any common areas within the project site, including private sidewalks.

Please process this Review of Condition application for the May 2 Las Vegas City Council meeting. This application is needed prior to transfer of title to the property which is scheduled to occur on or after May 3, 2007.

Sincerely,

Scott D. Adams
Vice President and Chief Operating Officer

Enclosure

cc: Steve van Gorp, Redevelopment Manager
Bill Arent, Redevelopment Officer
David Bratcher, Redevelopment Officer

ROC-20820
05-02-07 CC